Karen Johnson Davidson County
Batch# 879383 DEEDWARR
06/28/2022 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.13
20220628-0074226

New owner

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	James D. Pless and Gessica Pless 2613 Old Matthews Road Nashville, TN 37207

Order Number: CTSL-102226TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Nabode LLC, a Georgia Limited Liability Company**, for Two Hundred Eighty Four Thousand Nine Hundred Dollars and 00/100 ($284,900.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **James D. Pless and Gessica Pless, Husband and Wife**, whose address is 2613 Old Matthews Road, Nashville, TN 37207, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 116 on the Plan of Trinity Hills Village, Section III of record in Plat Book 4460, Page 14, as revised in Plat Book 4460, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 071 01 0 157.00
Street address of property: 2613 Old Matthews Road, Nashville, TN 37207

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20190718-0070303 in the Register's Office, Davidson County, Tennessee.

Signed this 23rd day of June, 2022.

Signature of Grantor(s):

Nabode LLC, A Georgia Limited Liability Company

By _____
Marc Phelps, Manager

STATE OF Georgia, COUNTY OF Effingham, SS:

BE IT REMEMBERED That on this 23rd day of June., 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Marc Phelps, Manager for Nabode LLC, A Georgia Limited Liability Company known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

KIM RIEDMAN NOTARY Comm. Exp. 04/27/25 PUBLIC EFFINGHAM COUNTY, GA

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matters except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 071 01 0 157.00
Street address of property: 2613 Old Matthews Road, Nashville, TN 37207

Oath of Consideration

I or we, Nabol LLC, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $284,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 23rd day of June, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 23rd day of June., 2022.

Notary Public

KIM RIEDMAN NOTARY PUBLIC Comm. Exp. 04/27/25 EFFINGHAM COUNTY, GA

Certificate of Authenticity

I, Ana Valentina Gomez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on June 23rd, 2022.

Date

Affiant Signature

06/24/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 24th day of June, 2022.

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)